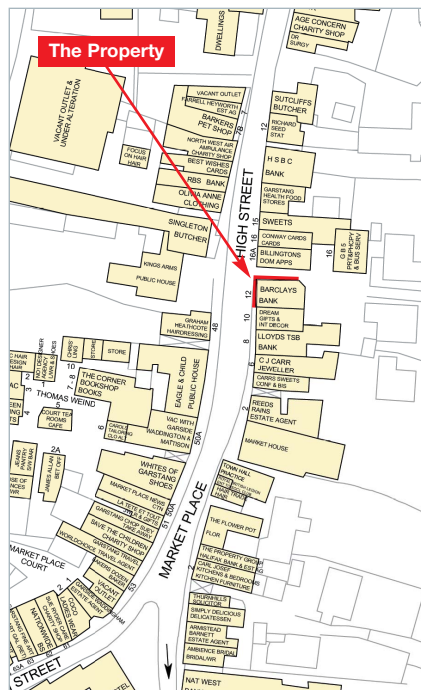


# Garstang

12 High Street  
Lancashire  
PR3 1HX

- Freehold Bank Investment
- To be let to Barclays Bank plc on a new 20 year lease from completion (1)
- Town centre position
- VAT is not applicable
- Rent Review 2015
- Current Rent Reserved  
**£12,500 pa**

On the Instructions of



## Tenure

Freehold.

## Location

Garstang, with a population exceeding 5,000, is located within Lancashire, 8 miles north of Preston and 15 miles north-west of Blackburn. The town is served by the A6 main road that leads to Junction 33 of the M6 motorway to the north of the town and Junction 1 of the M55 motorway to the south. The property is situated on the High Street, a one-way road. Occupiers in close proximity include The Royal Bank of Scotland, Lloyds TSB and HSBC banks and a variety of local traders.

## Description

The property is arranged on basement, ground and one upper floor to provide a banking hall with ancillary accommodation to the rear. In addition there is a basement with strong rooms.

The property provides the following accommodation and dimensions:

Gross Frontage	6.60 m	(21' 8")
Net Frontage	5.30 m	(17' 5")
Shop Depth	8.55 m	(28' 1")
Built Depth	16.30 m	(53' 6")
First Floor	29 sq m	(312 sq ft)

Basement – Not inspected

NB. Floor areas provided by managing agents

## Tenancy

The entire property is to be let to BARCLAYS BANK PLC for a term of 20 years from completion at a current rent of £12,500 per annum, exclusive of rates. The lease provides for rent reviews every fifth anniversary of the term and contains full repairing and insuring covenants, subject to a schedule of condition.

(1) The lessee has an option to determine in the 15th year.

## Tenant Information

No. of Branches: 2,088. Website: [www.barclays.co.uk](http://www.barclays.co.uk)  
For the year ended 31st December 2009, Barclays Bank plc reported a turnover of £40.983bn, a pre-tax profit of £6.035bn and a net worth of £30.8bn. (Source: riskdisk.com 19.04.2010.)

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Viewings

To be held on Monday 29th November 2010 by appointment only, on at least 72 hours prior notice. Photo identification will be required on the day. Please email your viewing request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)

In the subject box of your email, please ensure you enter **Lot 39 Garstang**.